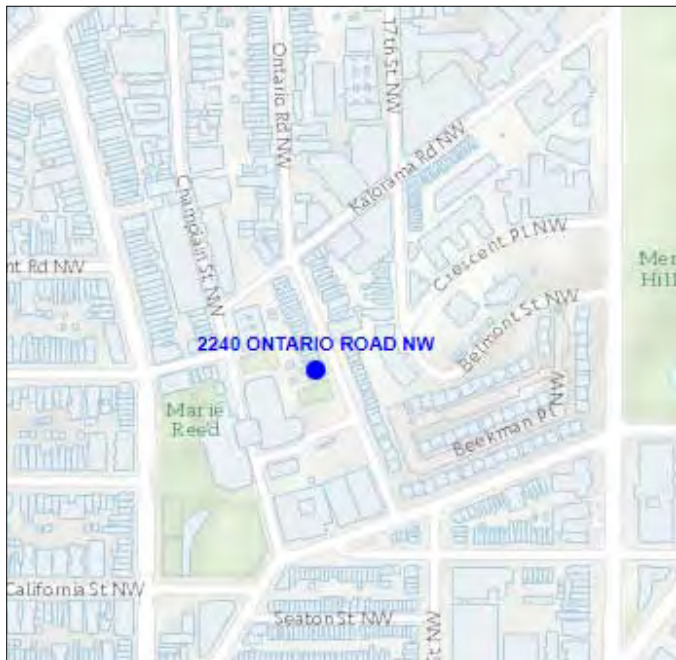


**ZONING INFO**

Address:	2240 ONTARIO RD NW WASHINGTON DC 20009
SSL:	2562 0085
Zoning:	RA-2
Historic District:	N/A
Lot Area:	2048 SF
Lot Width :	16 FT
ANC:	ANC 1C

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	1-UNIT SINGLE-FAMILY		8-Unit MULTI-Family
# of Stories:	2+CELLAR	3 MAX	3+CELLAR
Rear Yard:	41.8 FT	15 FT MIN	24.7 FT
Side Yard:	N/A	N/A	N/A
Building Height:	25 FT	50 FT MAX	44.4 FT
Gross Building Area:	N/A	3 Spaces	3 Spaces
Parking:	1 Space	1 Space	1 Space
FAR :	1.4	1.8	1.8
Lot Occupancy:	45%	60%	65%

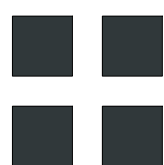
**LOCATION MAP**



**DRAWING LIST - BZA**

Sheet Number	Sheet Name
BZA001	COVER SHEET
BZA002	PHOTOS
BZA003	SITE PLAN
BZA004	PROPOSED CELLAR
BZA005	PROPOSED 1ST FLOOR
BZA006	PROPOSED 2ND FLOOR
BZA007	PROPOSED 3RD FLOOR
BZA008	PROPOSED PENTHOUSE
BZA009	PROPOSED ROOF
BZA010	BUILDING SECTION
BZA011	SOUTH ELEVATION
BZA012	NORTH ELEVATION
BZA013	SOLAR STUDY - SUMMER
BZA014	SOLAR STUDY - SUMMER
BZA015	SOLAR STUDY - WINTER
BZA016	SOLAR STUDY - WINTER
BZA017	SOLAR STUDY - SPRING
BZA018	SOLAR STUDY - SPRING
BZA019	SOLAR STUDY - FALL
BZA020	SOLAR STUDY - FALL
BZA021	3D VIEW

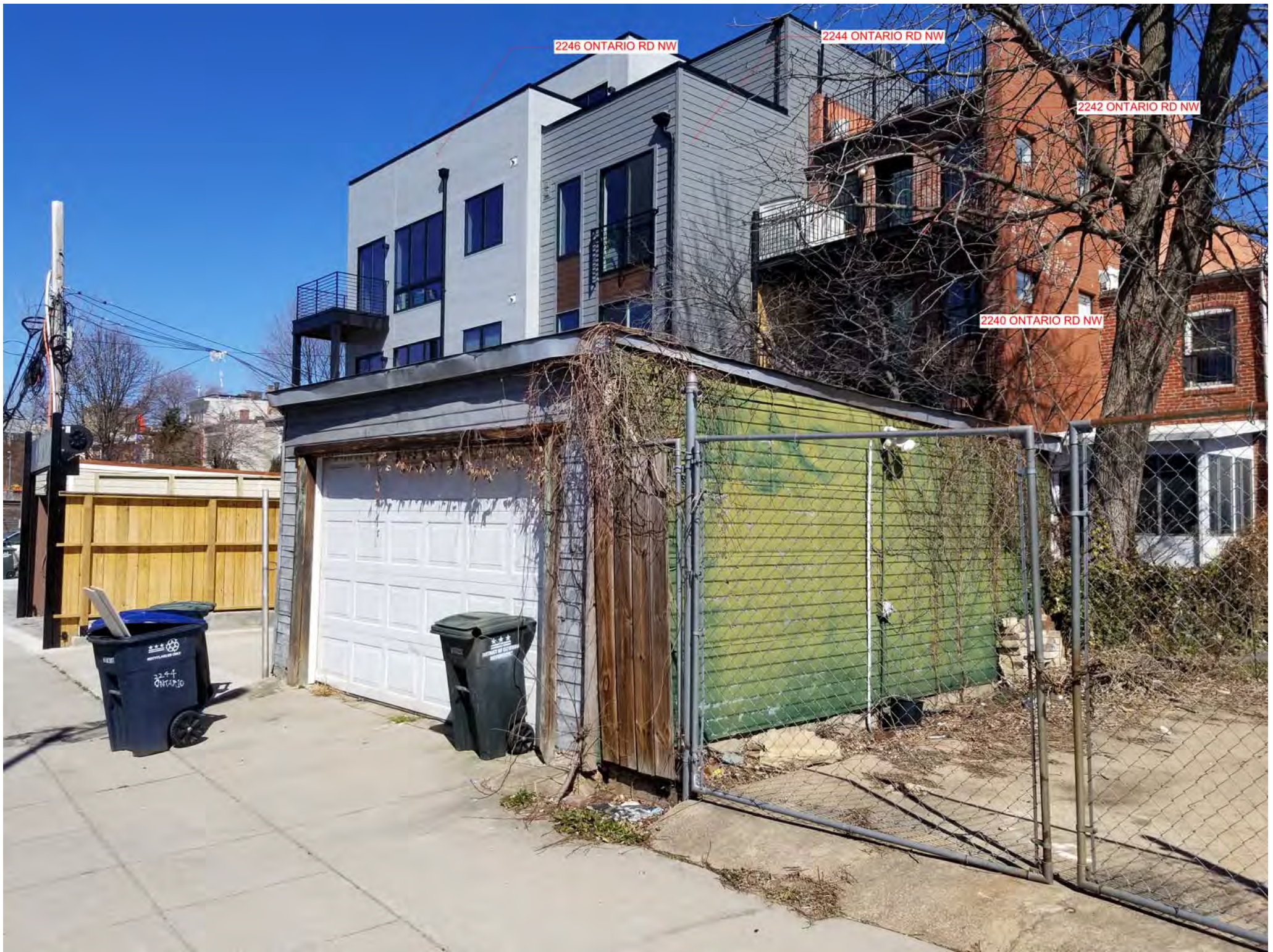
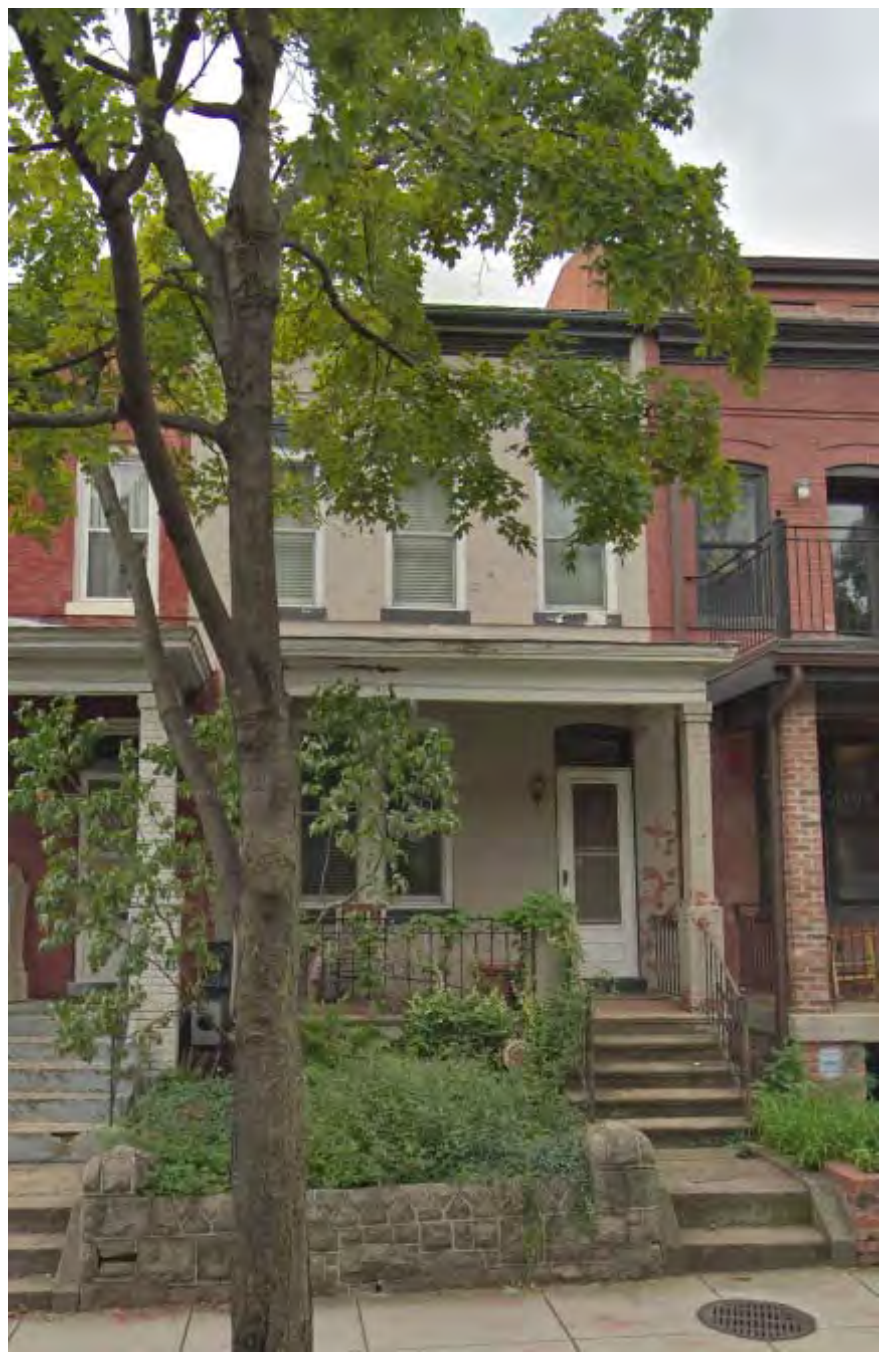
COVER SHEET



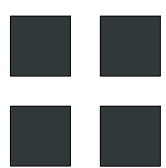
**R. MICHAEL CROSS**  
DESIGN GROUP

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20521  
EXHIBIT NO. 5





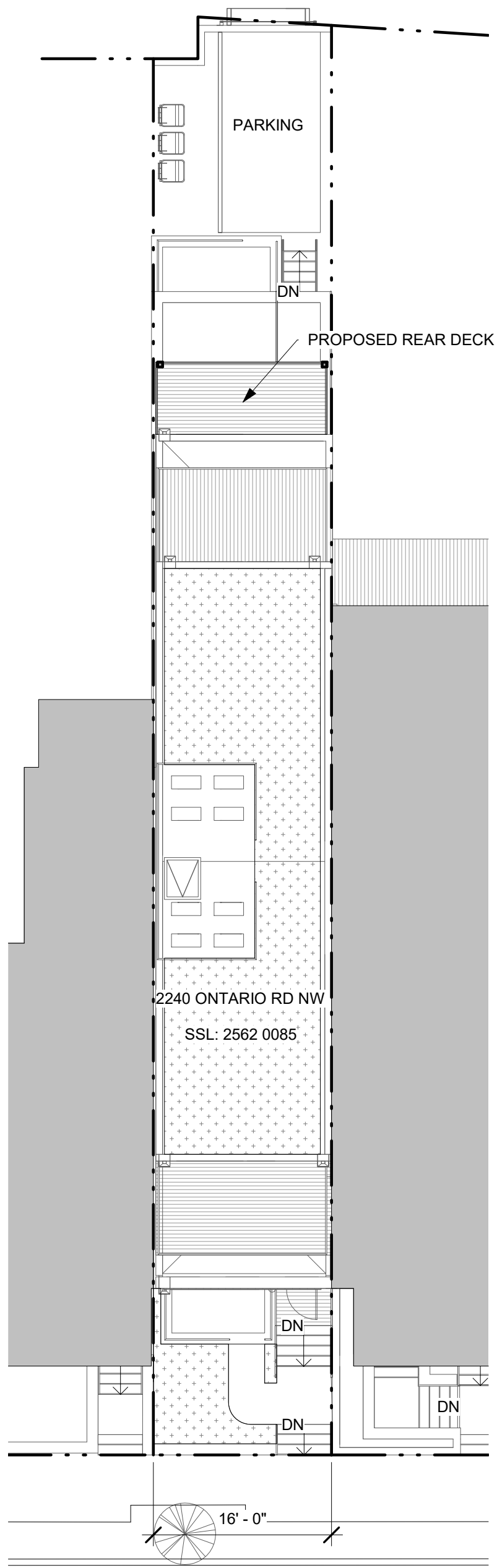
PHOTOS



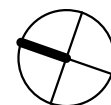
R. MICHAEL CROSS  
DESIGN GROUP



PUBLIC ALLEY



ONTARIO RD NW



**1 SITE PLAN - BZA**

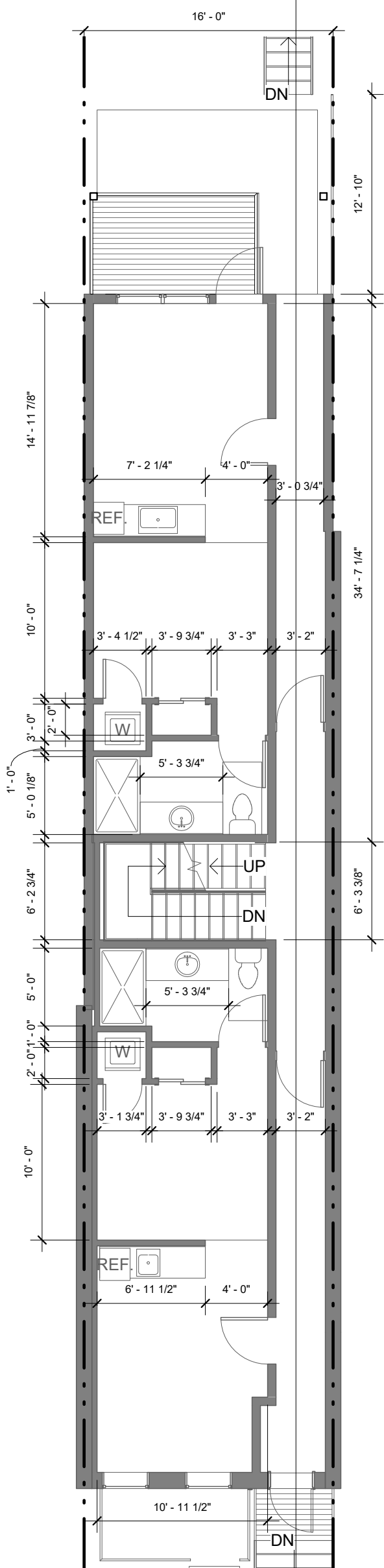
A201 | BZA0033/32" = 1'-0"

SITE PLAN


**R. MICHAEL CROSS  
DESIGN GROUP**



1  
BZA010

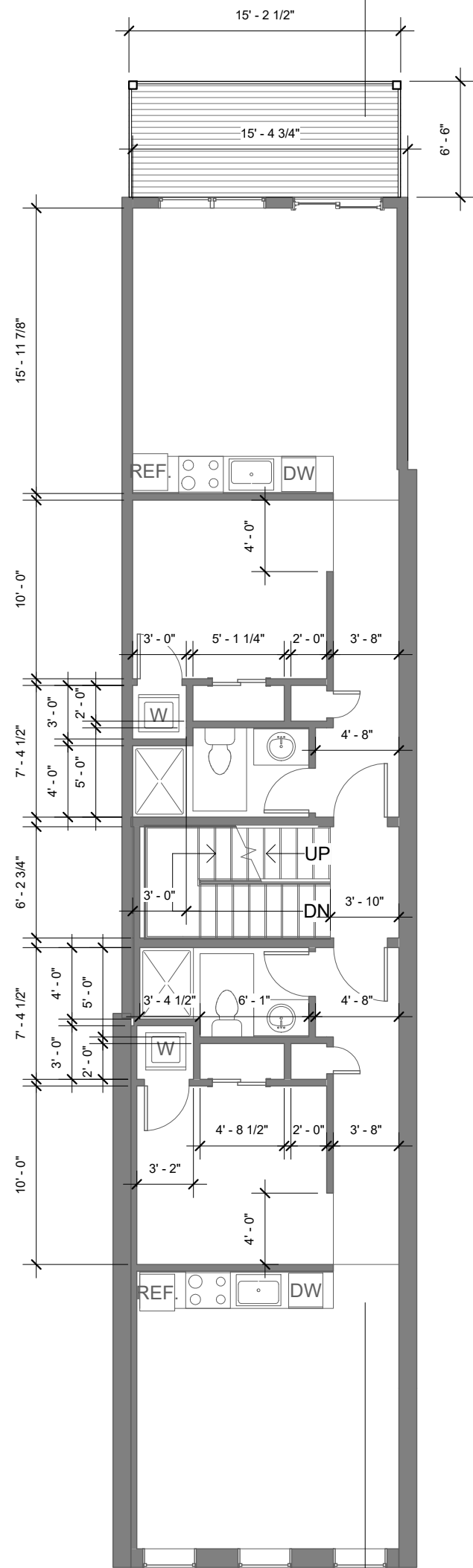


**1** 1st FLOOR - BZA  
A201 | BZA005 1/8" = 1'-0"

PROPOSED 1ST FLOOR

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP

1  
BZA010

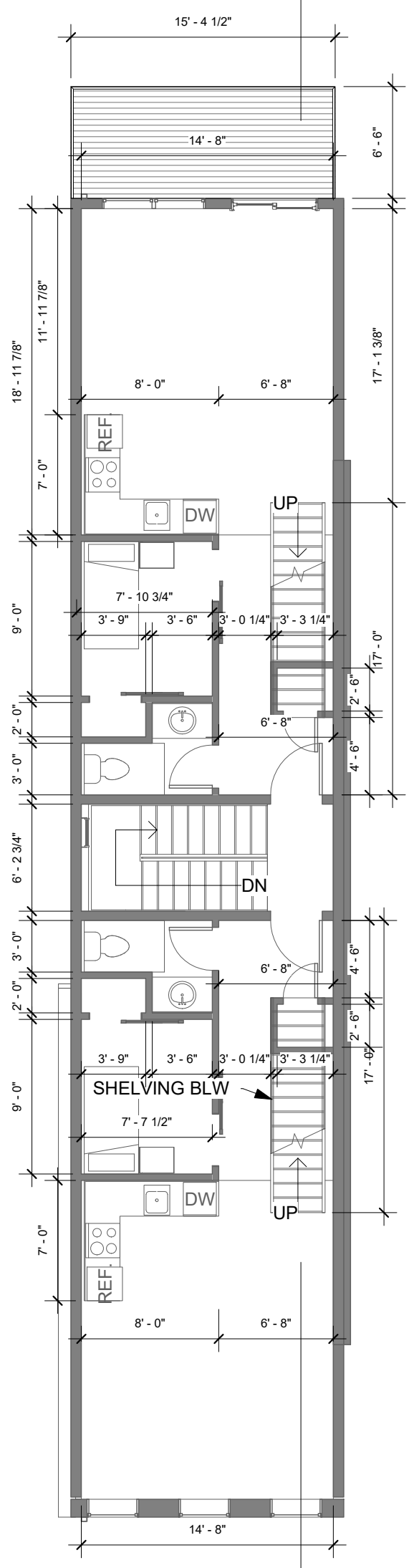


1 2nd FLOOR - BZA  
A201 | BZA006 1/8" = 1'-0"

PROPOSED 2ND FLOOR

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP

1  
BZA010

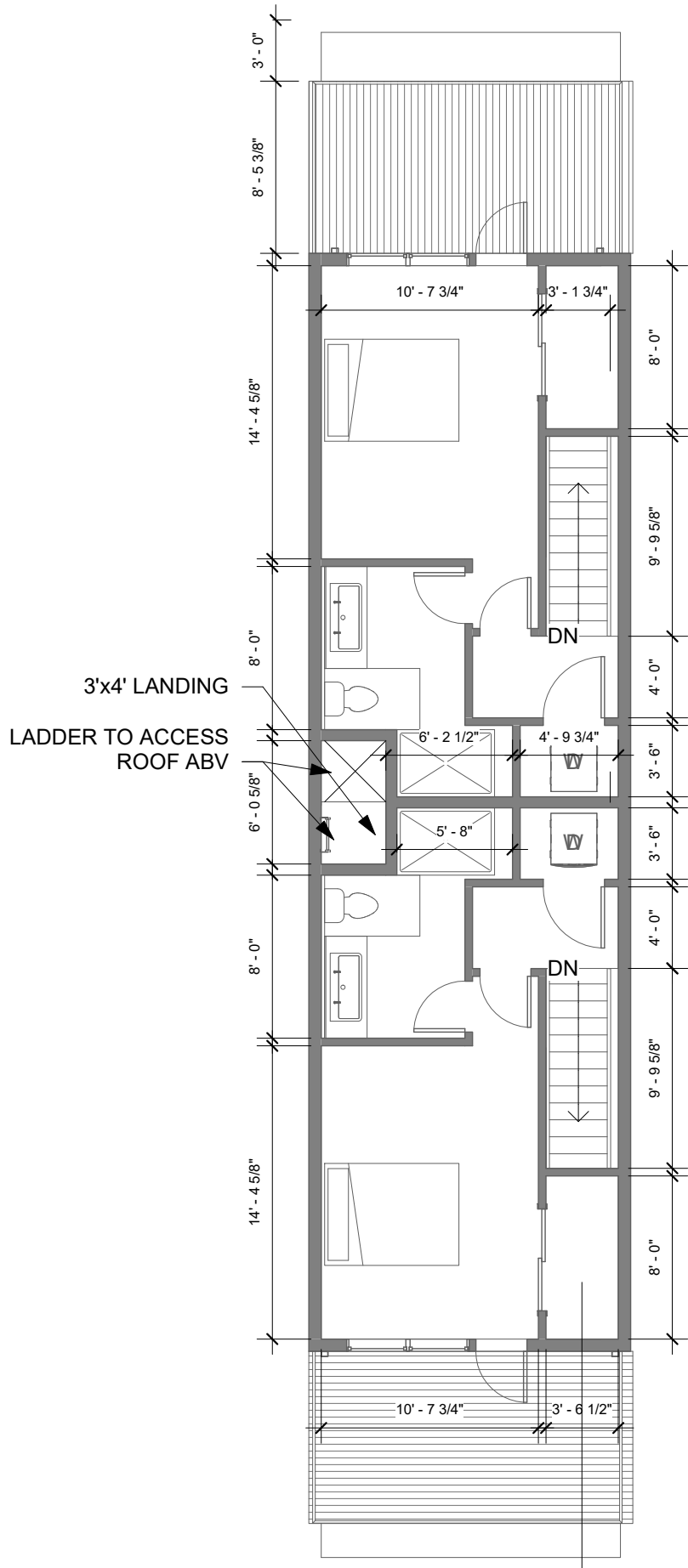


1 3rd FLOOR - BZA  
A201 | BZA0071/8" = 1'-0"

PROPOSED 3RD FLOOR

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP

1  
BZA010

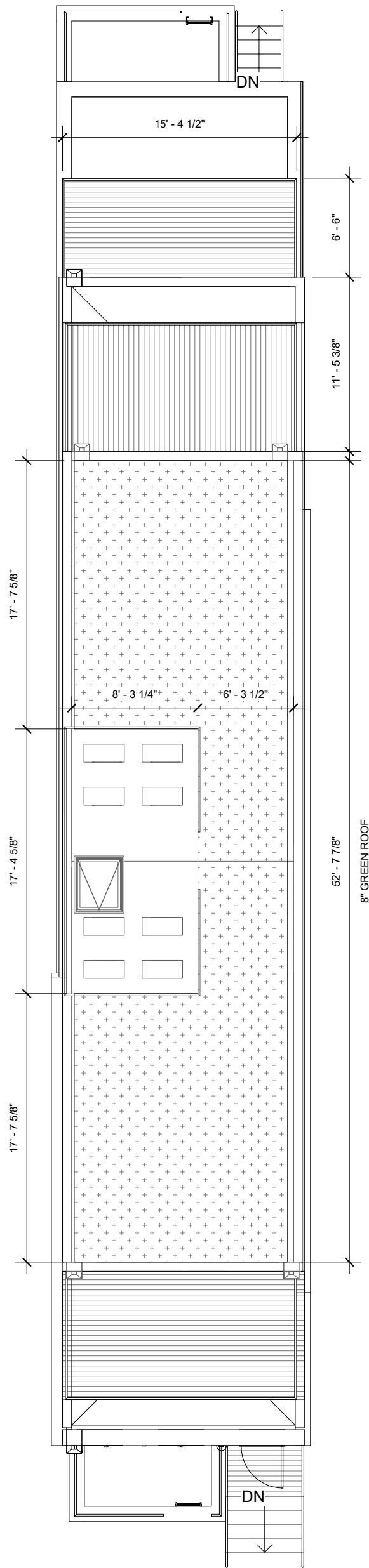


1 PENTHOUSE - BZA  
A201 | BZA008 1/8" = 1'-0"

PROPOSED PENTHOUSE

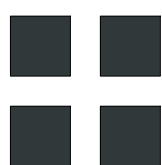
■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP





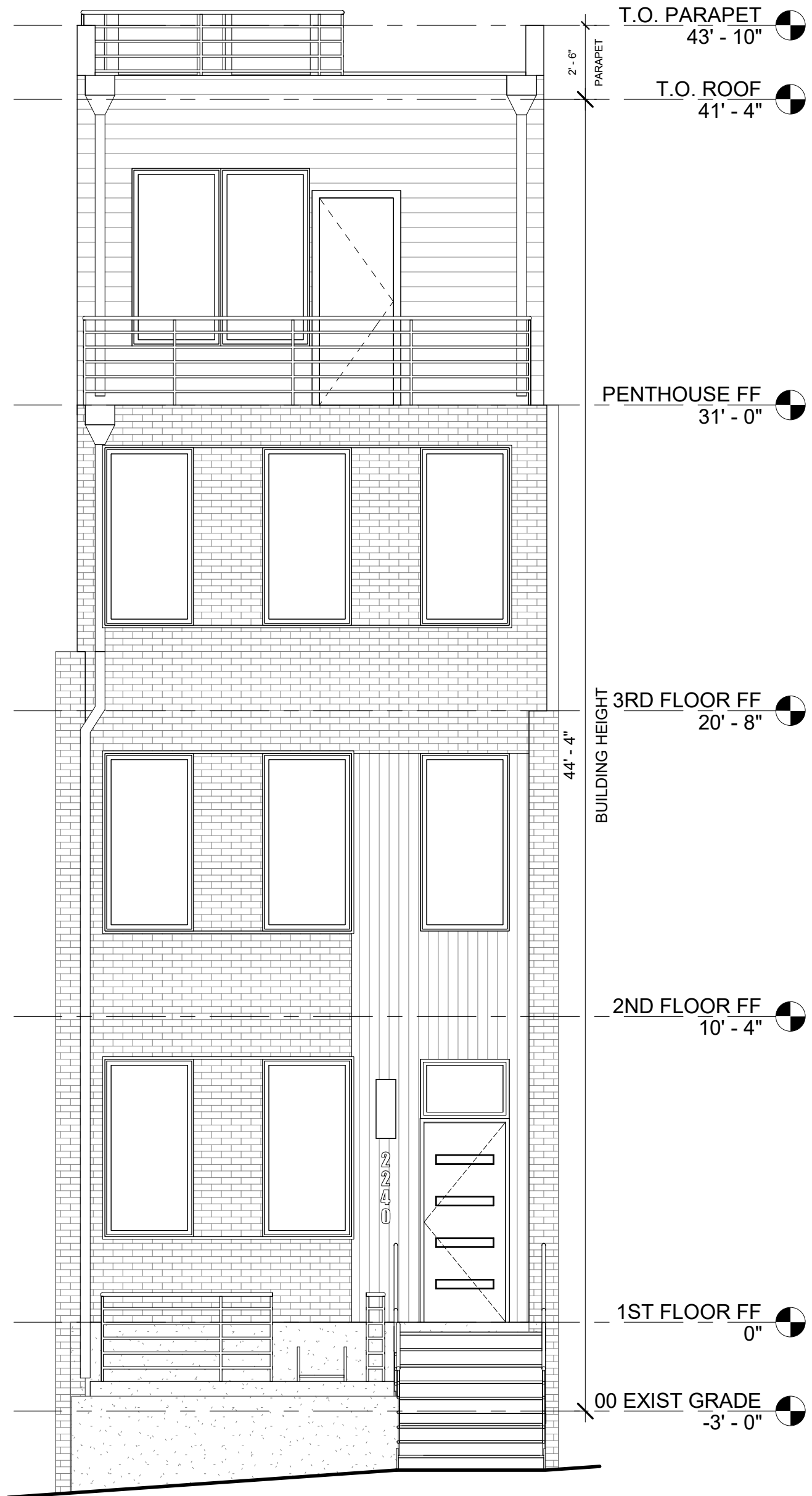
1 T.O. ROOF - BZA  
 A201 | BZA0091/8" = 1'-0"

PROPOSED ROOF



R. MICHAEL CROSS  
 DESIGN GROUP





1 SOUTH - BZA  
 BZA0111/4" = 1'-0"

SOUTH ELEVATION

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP



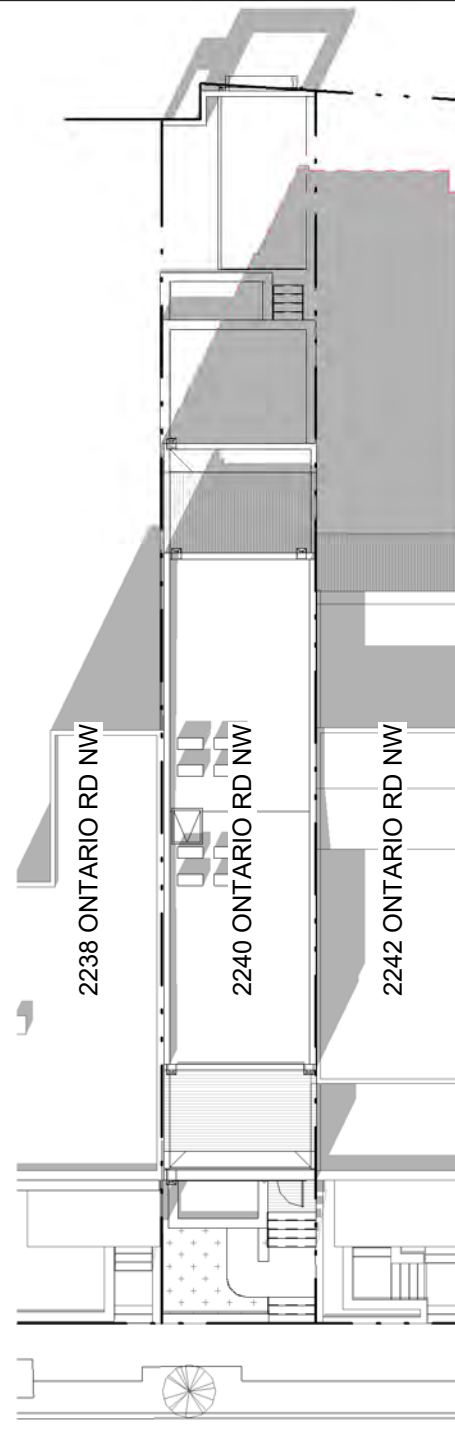
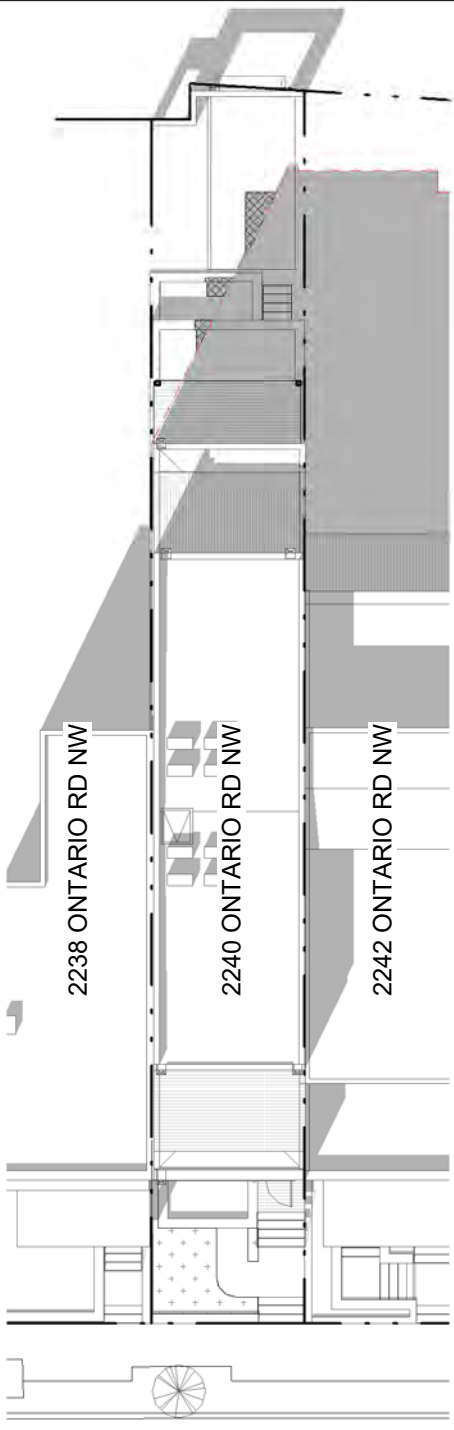


1 NORTH - BZA

BZA006 | BZA012 1/4" = 1'-0"

NORTH ELEVATION

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP

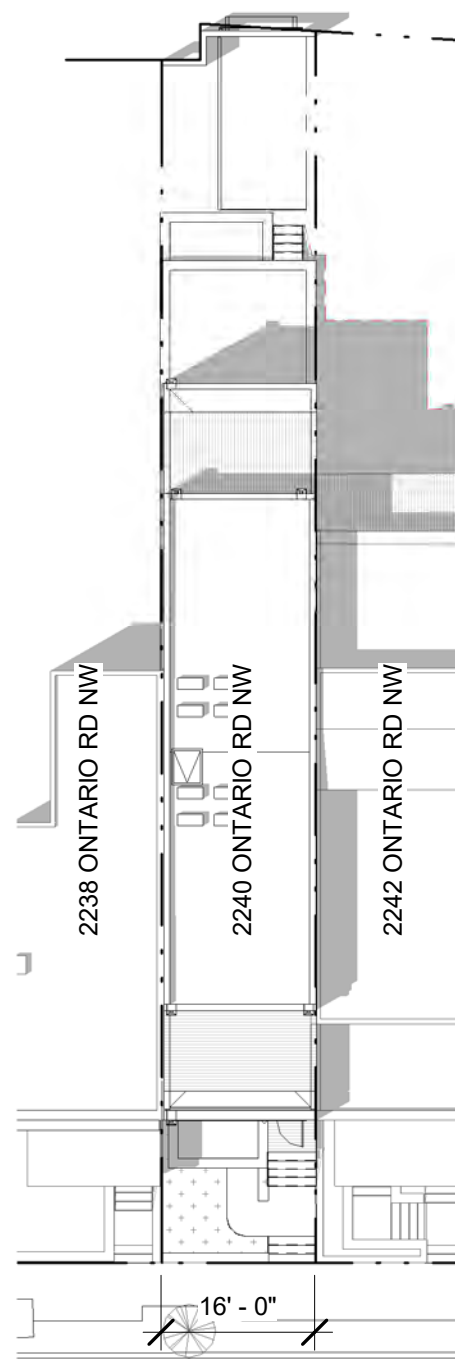
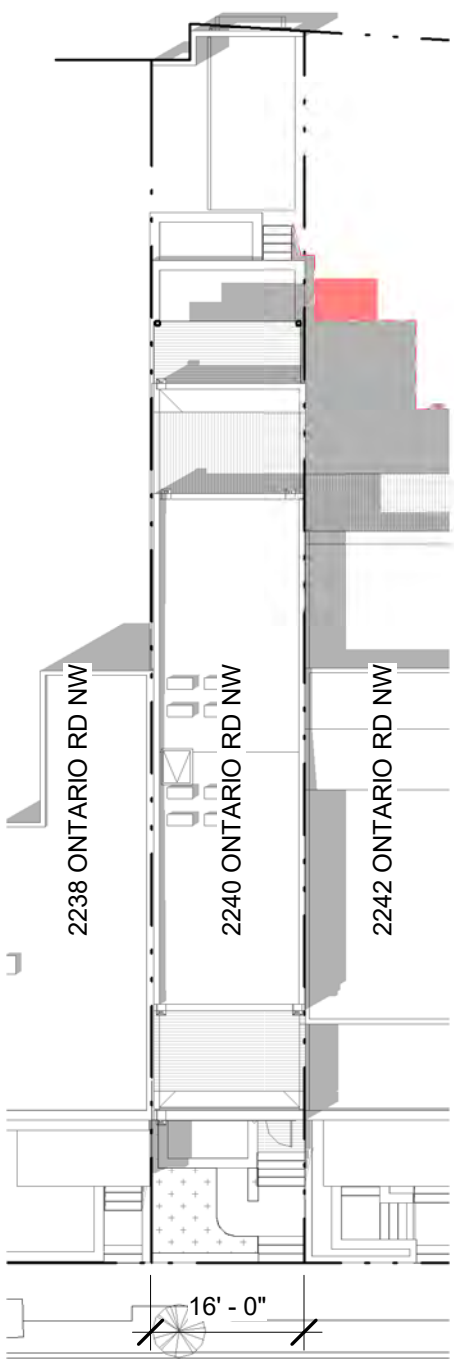


**LEGEND**

- EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - SS - 10AM - PROP.**  
BZA0131" = 20'-0"

**2 SOLAR STUDY - SS - 10AM - 60% MOR**  
A201 BZA0131" = 20'-0"

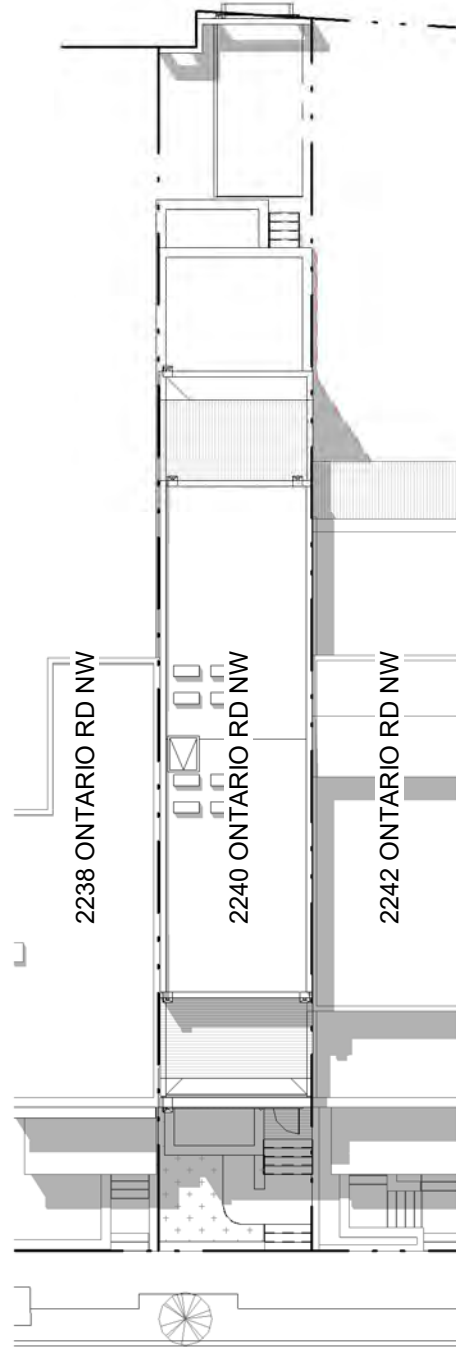
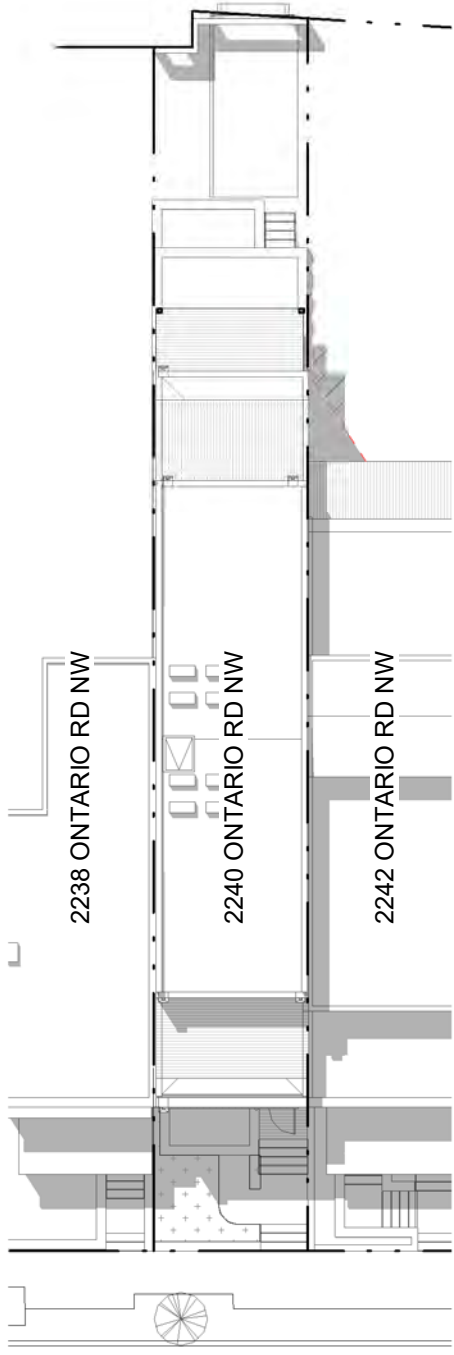


**3 SOLAR STUDY - SS - 12PM - PROP.**  
BZA0131" = 20'-0"

**4 SOLAR STUDY - SS - 12PM - 60% MOR**  
A201 BZA0131" = 20'-0"

SOLAR STUDY - SUMMER

**R. MICHAEL CROSS  
DESIGN GROUP**

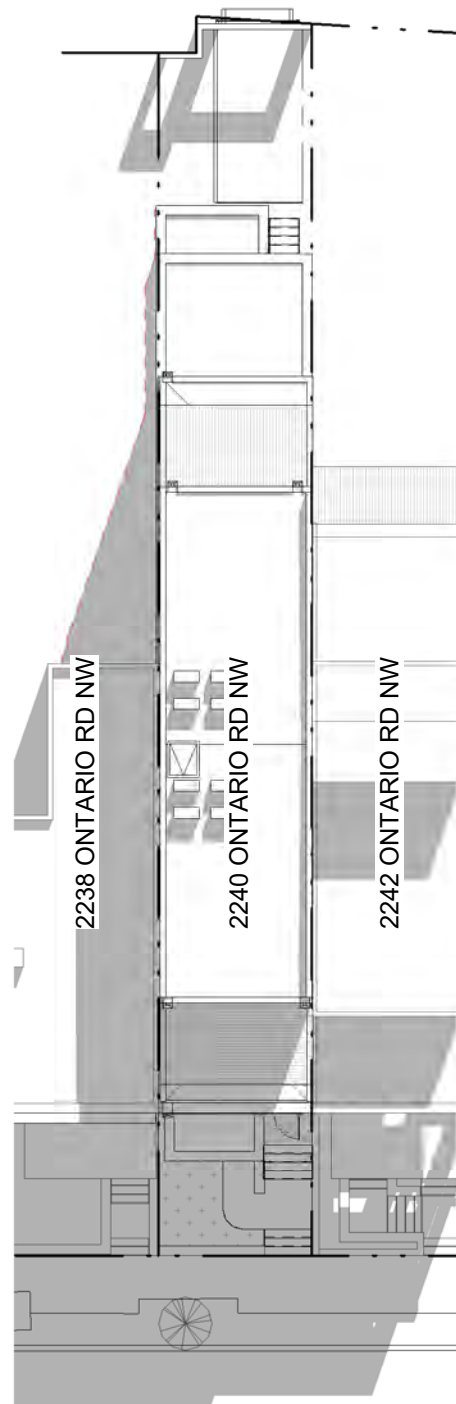
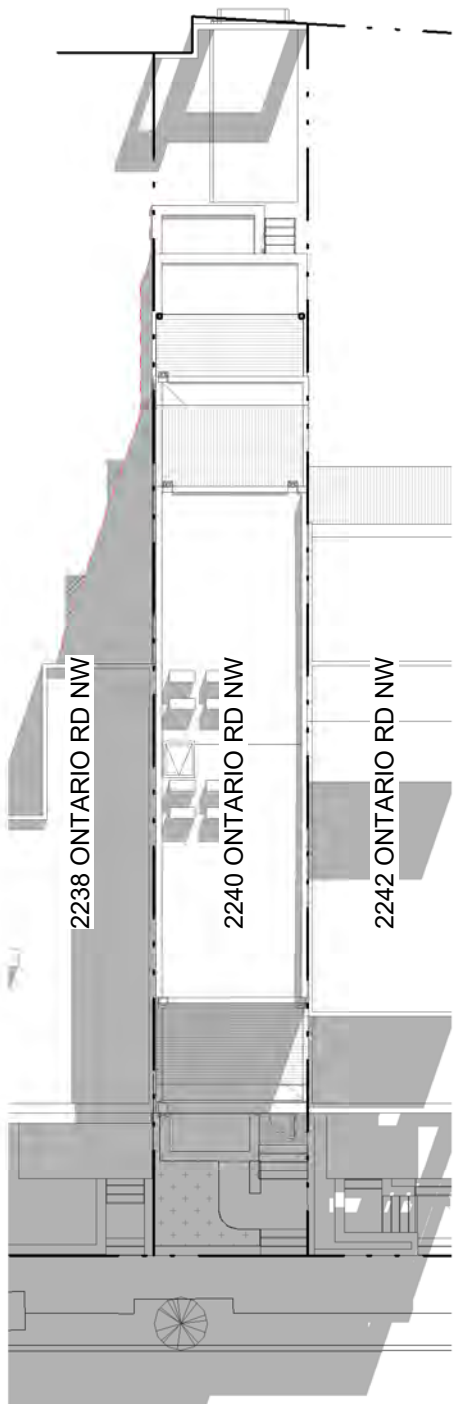


**LEGEND**

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - SS - 2PM - PROP.**  
 BZA0141" = 20'-0"

**2 SOLAR STUDY - SS - 2PM - 60% MOR**  
 A201 BZA0141" = 20'-0"



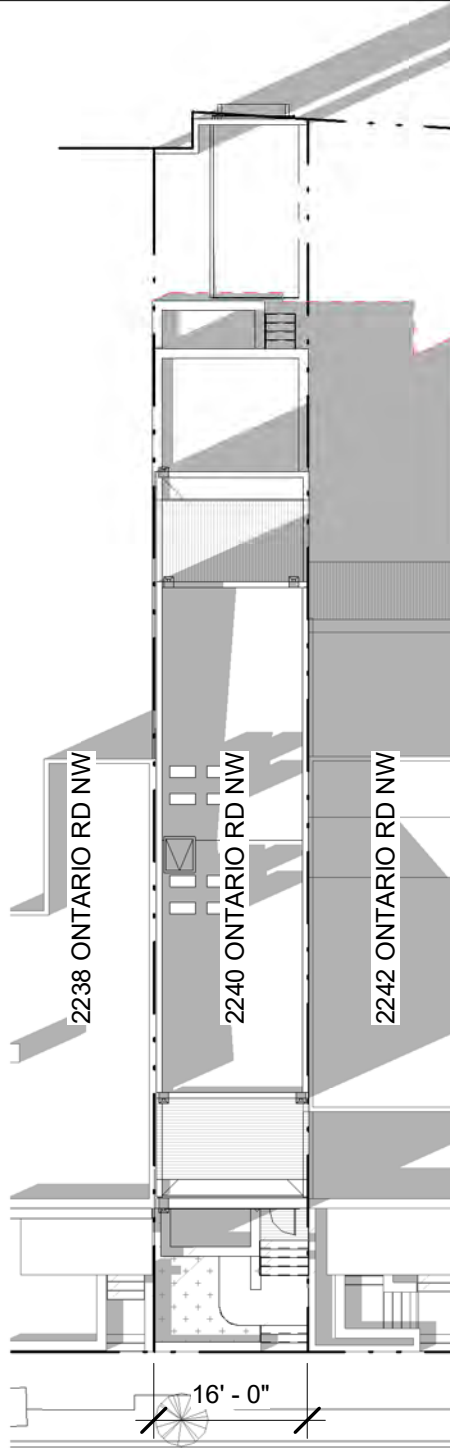
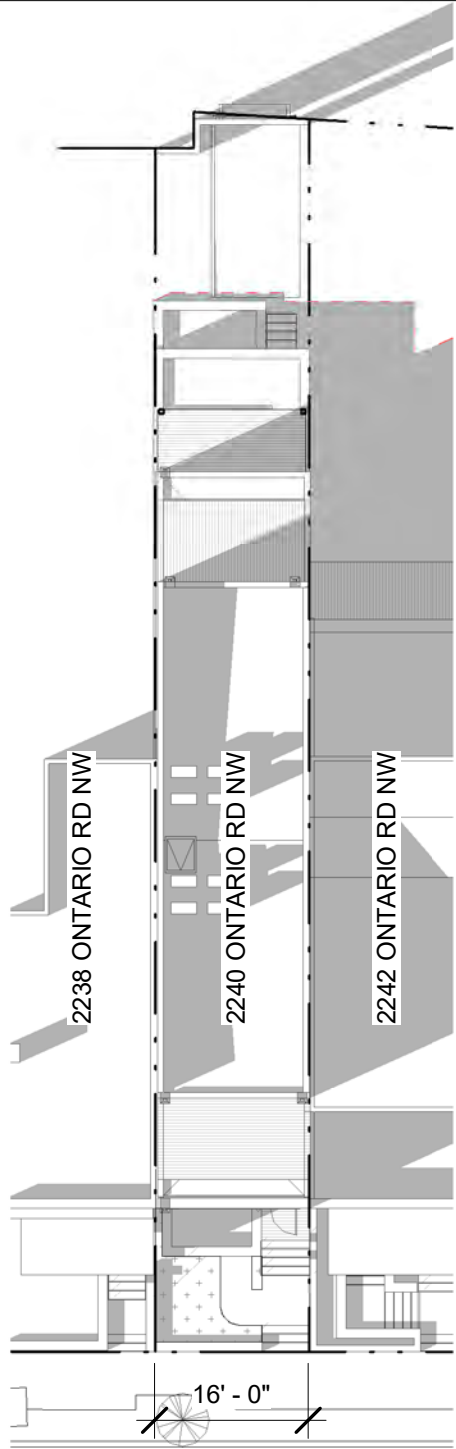
**3 SOLAR STUDY - SS - 5PM - PROP.**  
 BZA0141" = 20'-0"

**4 SOLAR STUDY - SS - 5PM - 60% MOR**  
 A201 BZA0141" = 20'-0"

**SOLAR STUDY - SUMMER**

**R. MICHAEL CROSS  
 DESIGN GROUP**



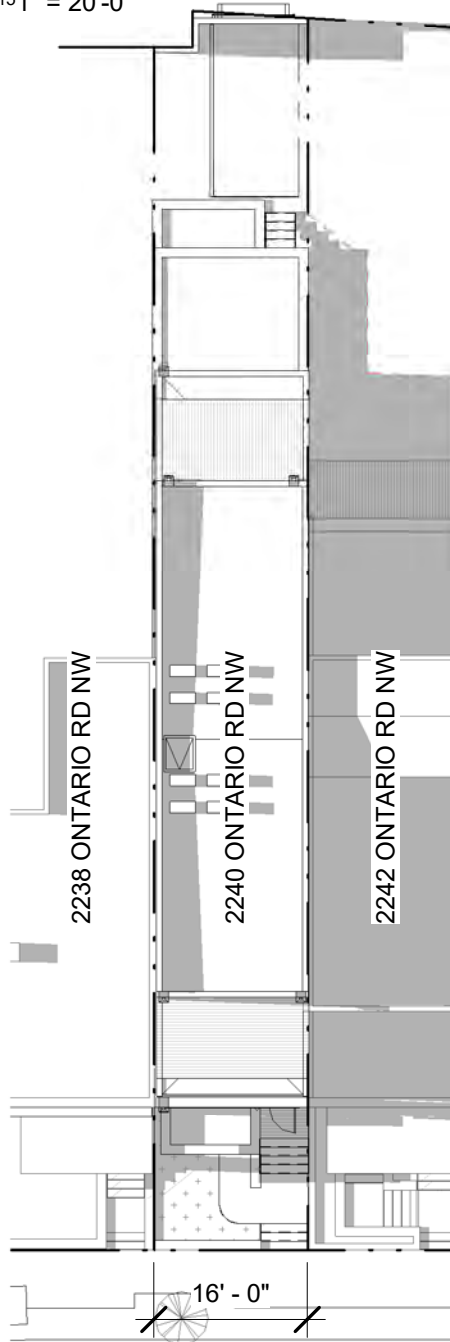
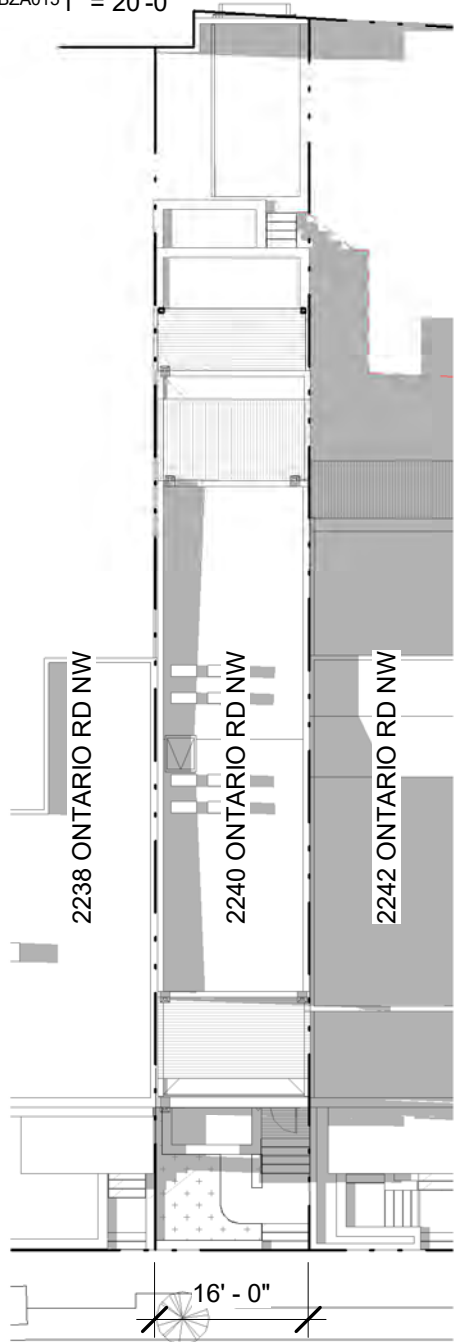


**LEGEND**

- EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - WS - 10AM - PROP.**  
BZA0151" = 20'-0"

**2 SOLAR STUDY - WS - 10AM - 60% MOR**  
A201 BZA0151" = 20'-0"

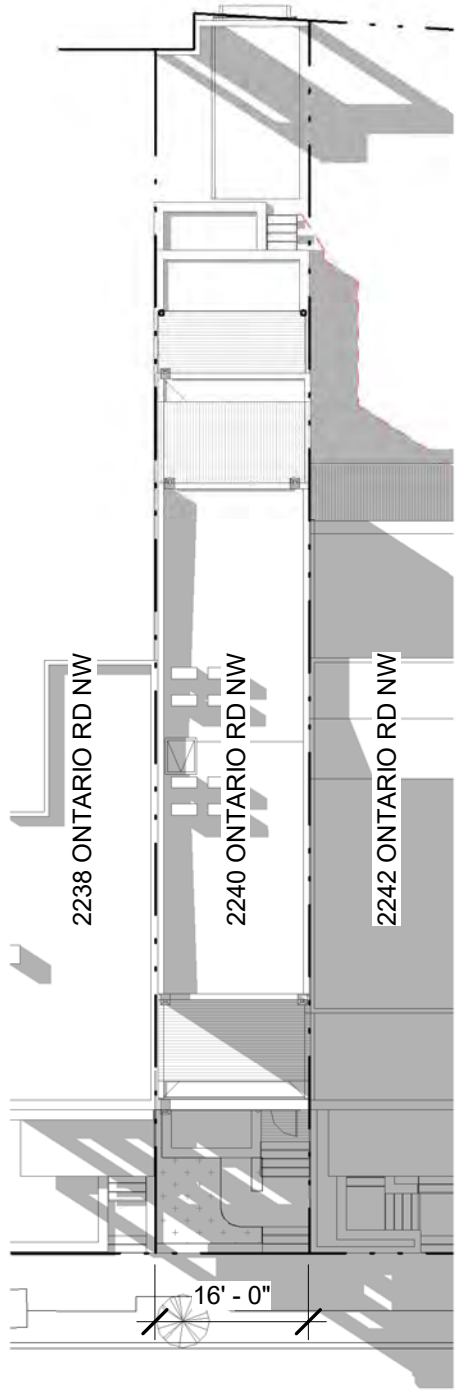


**3 SOLAR STUDY - WS - 12PM - PROP.**  
BZA0151" = 20'-0"

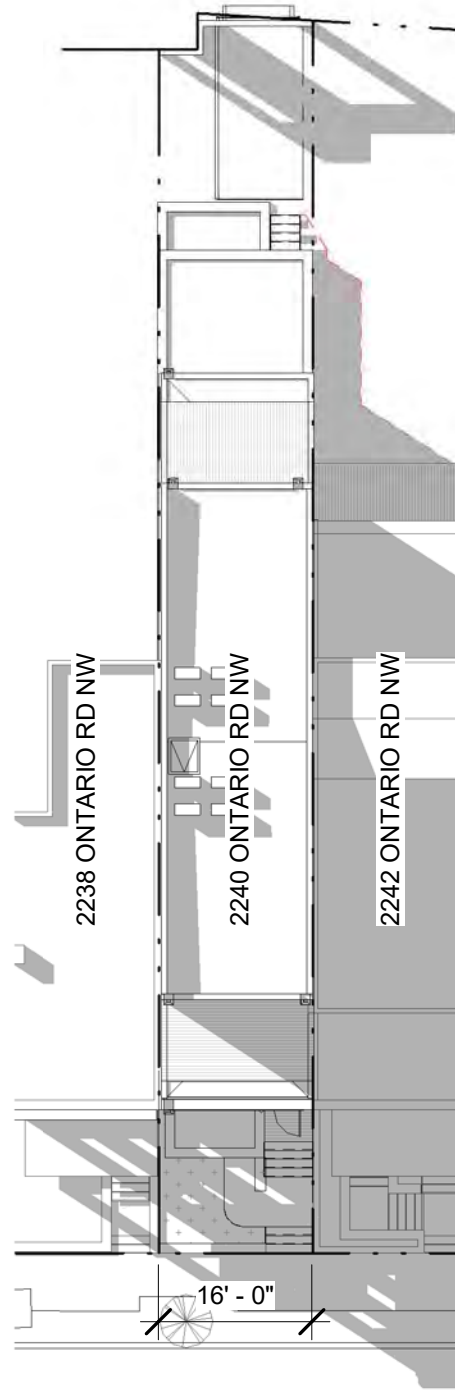
**4 SOLAR STUDY - WS - 12PM - 60% MOR**  
A201 BZA0151" = 20'-0"

**SOLAR STUDY - WINTER**

**R. MICHAEL CROSS  
DESIGN GROUP**



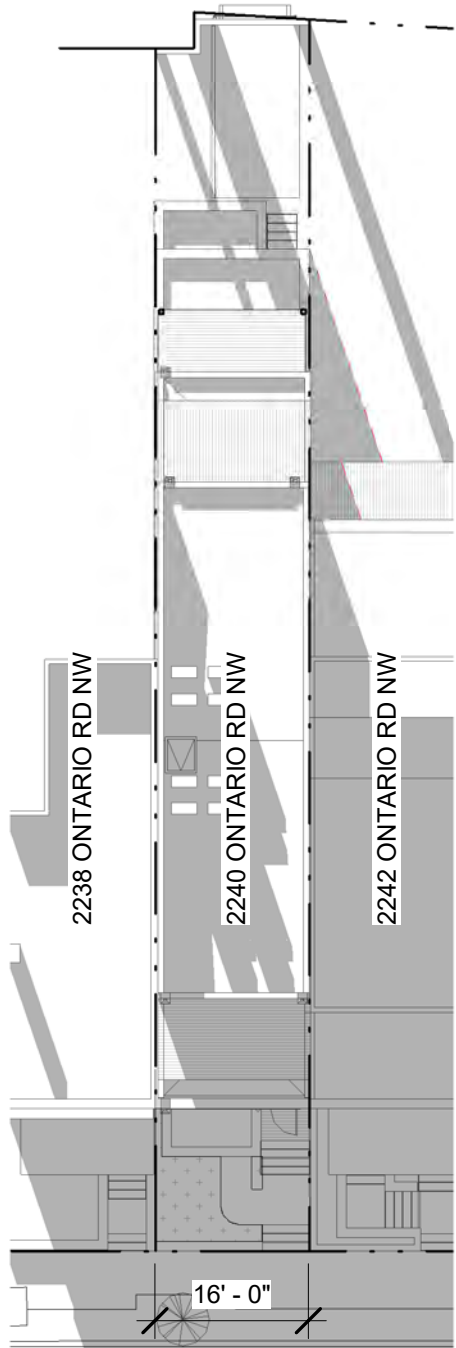
**1 SOLAR STUDY - WS - 2PM - PROP.**  
BZA0161" = 20'-0"



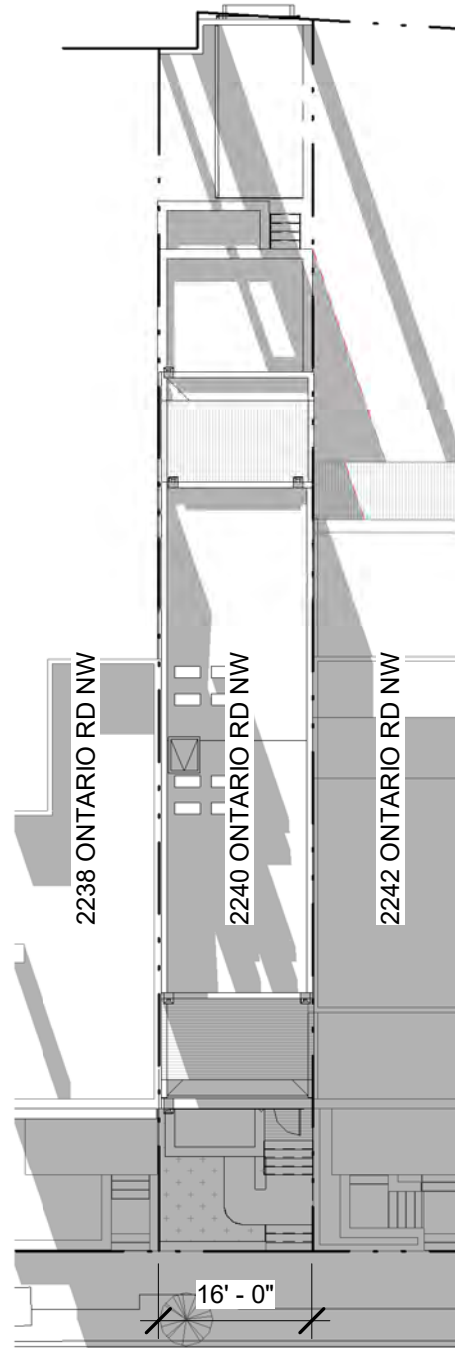
**2 SOLAR STUDY - WS - 2PM - 60% MOR**  
A201 BZA0161" = 20'-0"

**LEGEND**

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

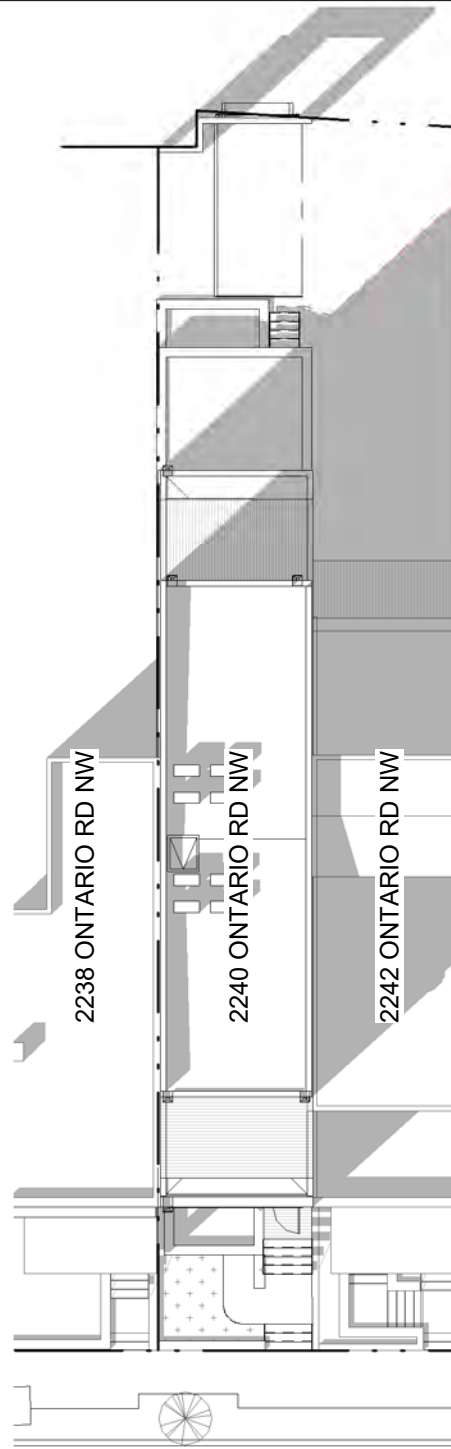
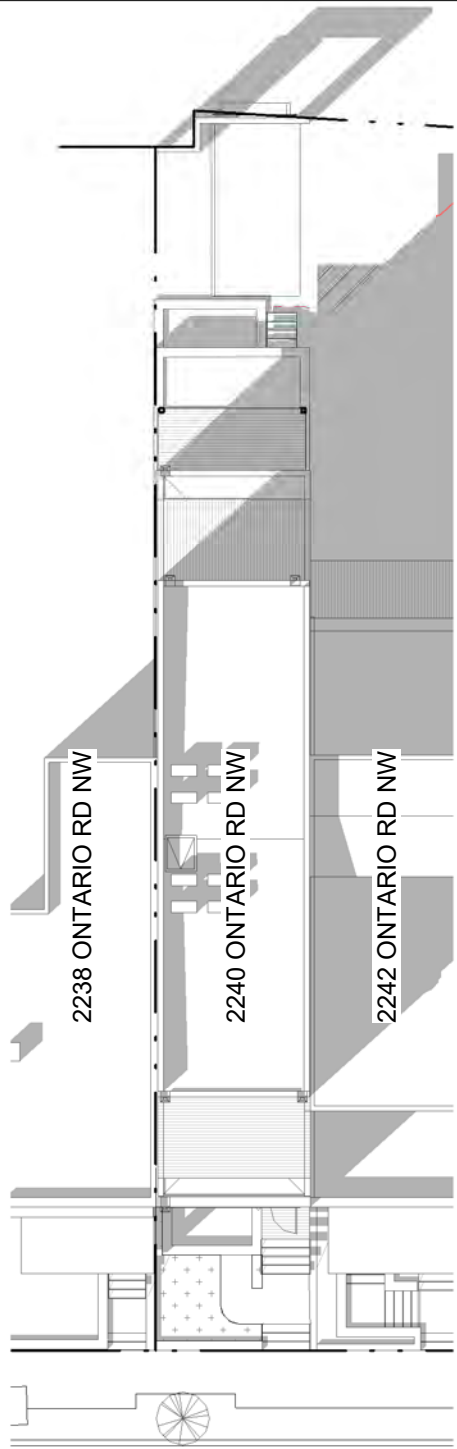


**3 SOLAR STUDY - WS - 5PM - PROP.**  
BZA0161" = 20'-0"



**4 SOLAR STUDY - WS - 5PM - 60% MOR**  
A201 BZA0161" = 20'-0"

**SOLAR STUDY - WINTER**

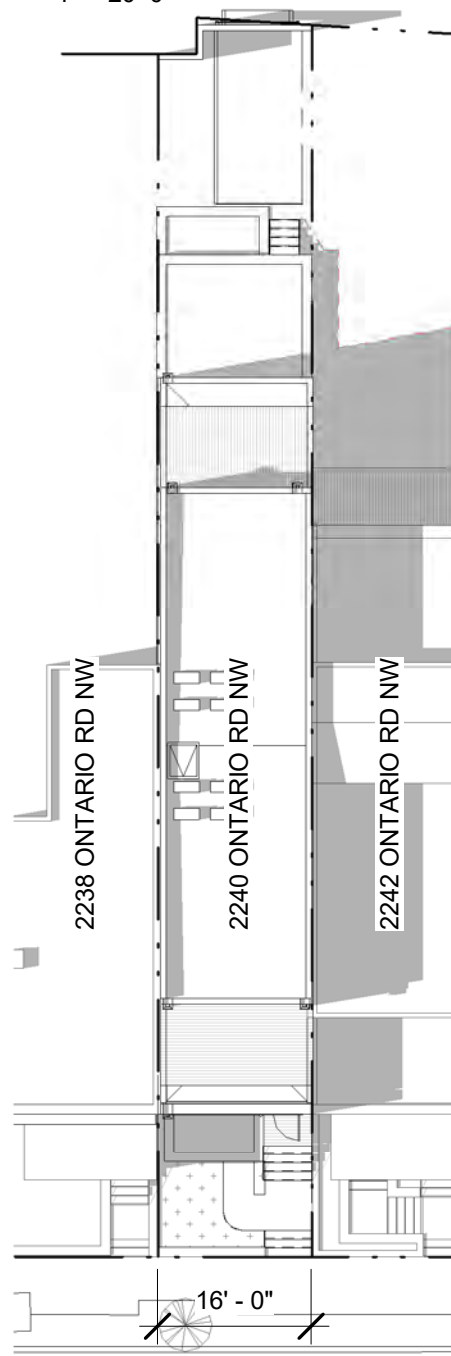
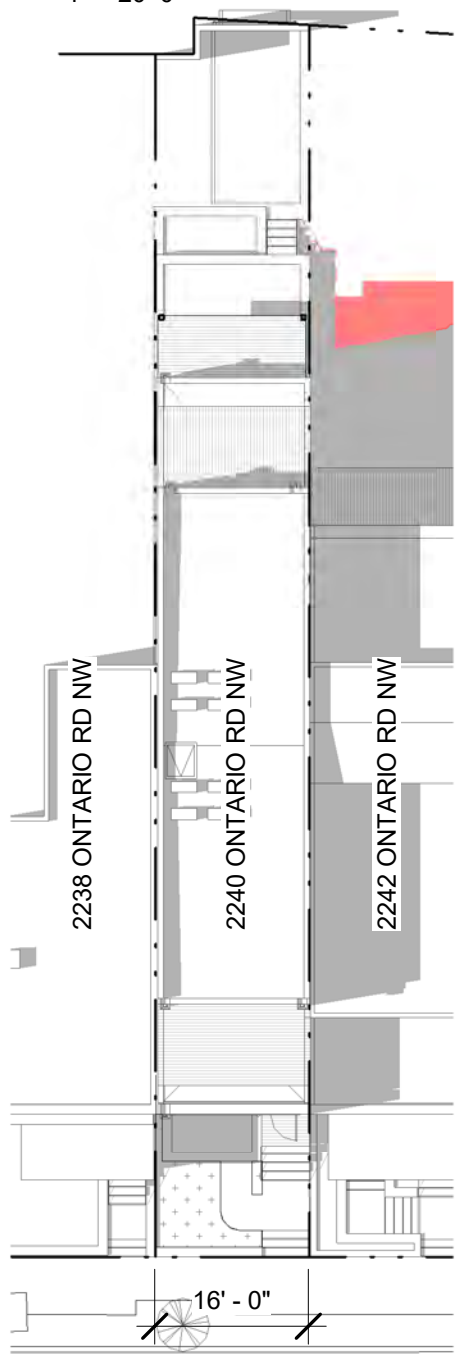


**LEGEND**

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - SE - 10AM - PROP.**  
BZA0171" = 20'-0"

**2 SOLAR STUDY - SE - 10AM - 60% MOR**  
A201 | BZA0171" = 20'-0"



**3 SOLAR STUDY - SE - 12PM - PROP.**  
BZA0171" = 20'-0"  
**SOLAR STUDY - SPRING**

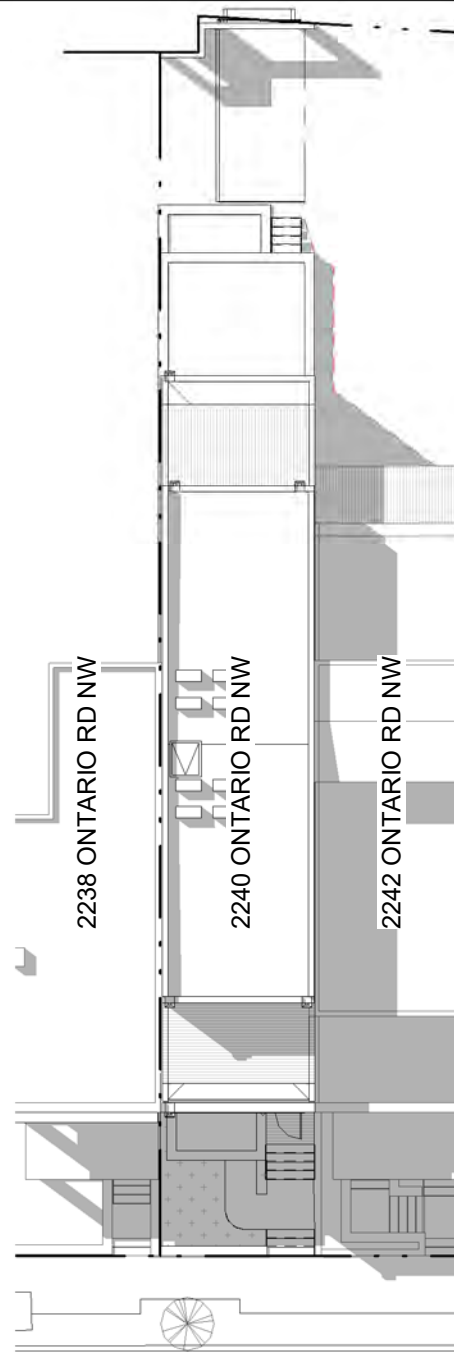
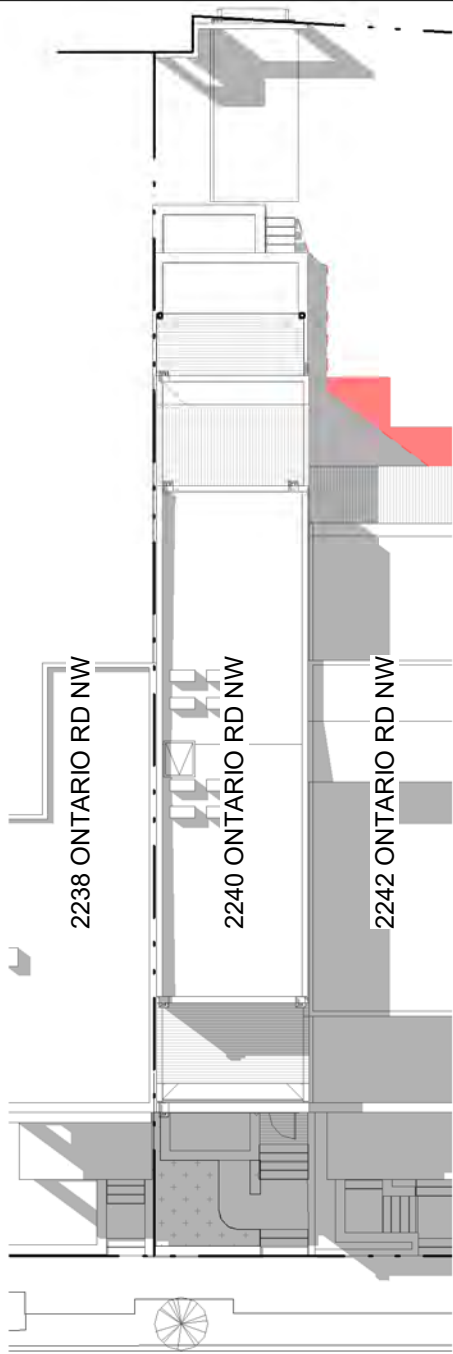
**4 SOLAR STUDY - SE - 12PM - 60% MOR**  
A201 | BZA0171" = 20'-0"

**R. MICHAEL CROSS  
DESIGN GROUP**



**LEGEND**

- EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

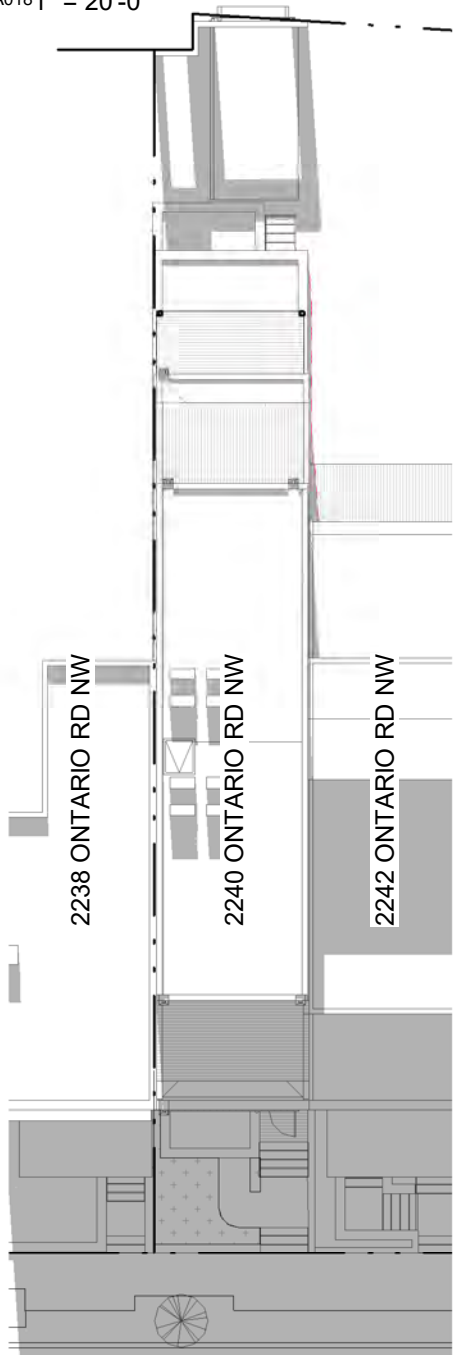


**1 SOLAR STUDY - SE - 2PM - PROP.**

BZA0181" = 20'-0"

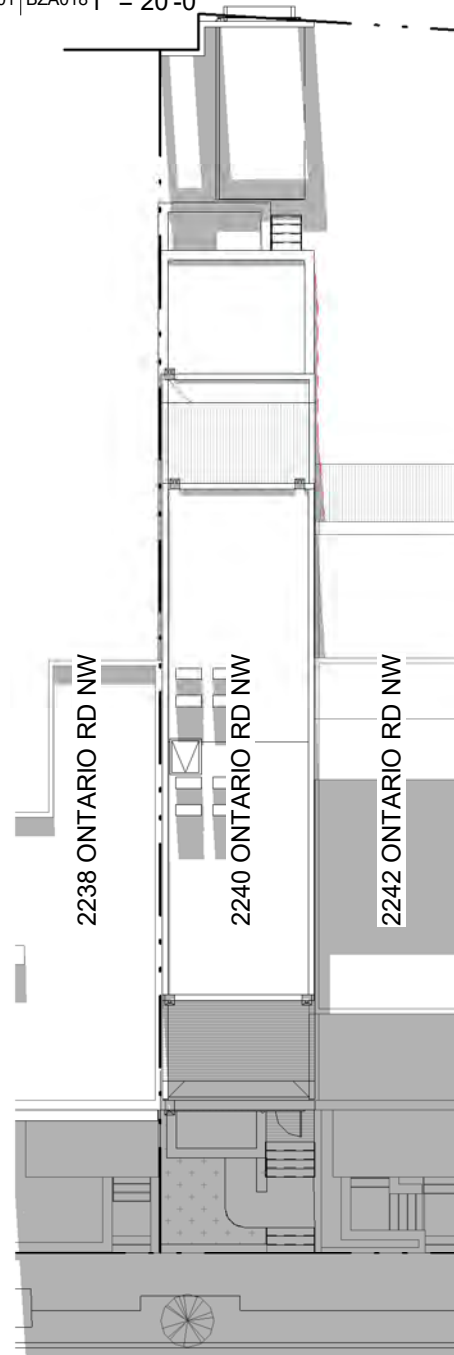
**2 SOLAR STUDY - SE - 2PM - 60% MOR**

A201 BZA0181" = 20'-0"



**3 SOLAR STUDY - SE - 5PM - PROP.**

BZA0181" = 20'-0"

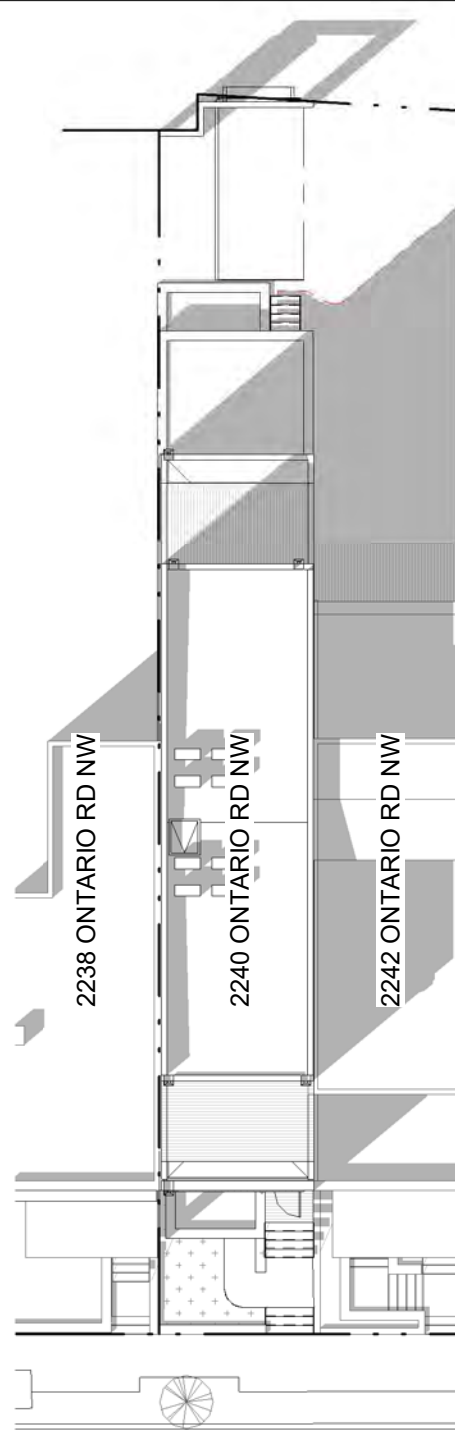
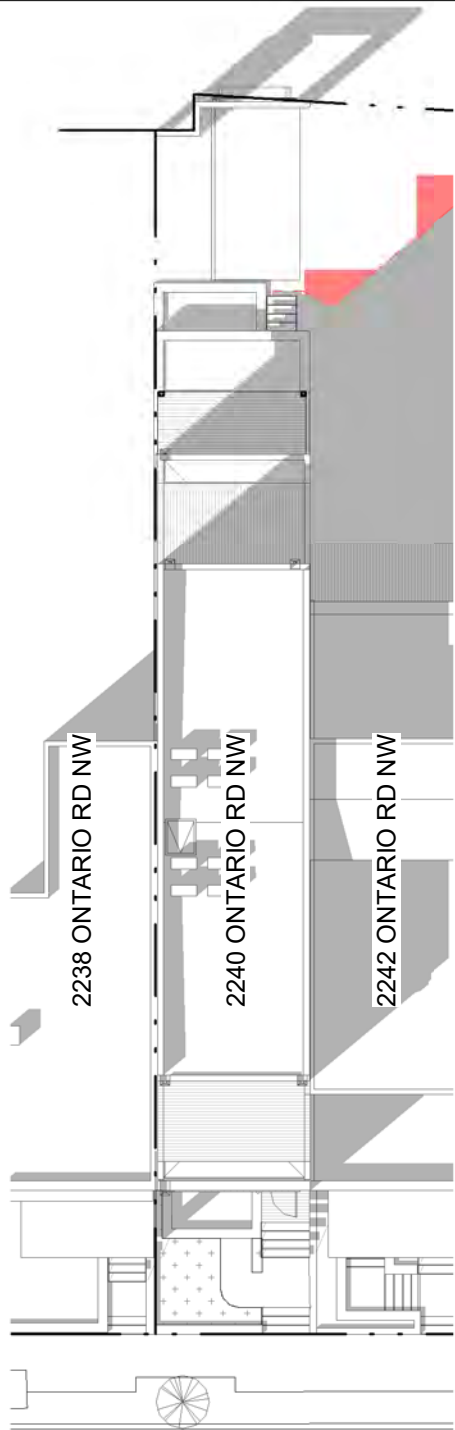


**4 SOLAR STUDY - SE - 5PM - 60% MOR**

A201 BZA0181" = 20'-0"

**SOLAR STUDY - SPRING**

**R. MICHAEL CROSS  
DESIGN GROUP**



**LEGEND**

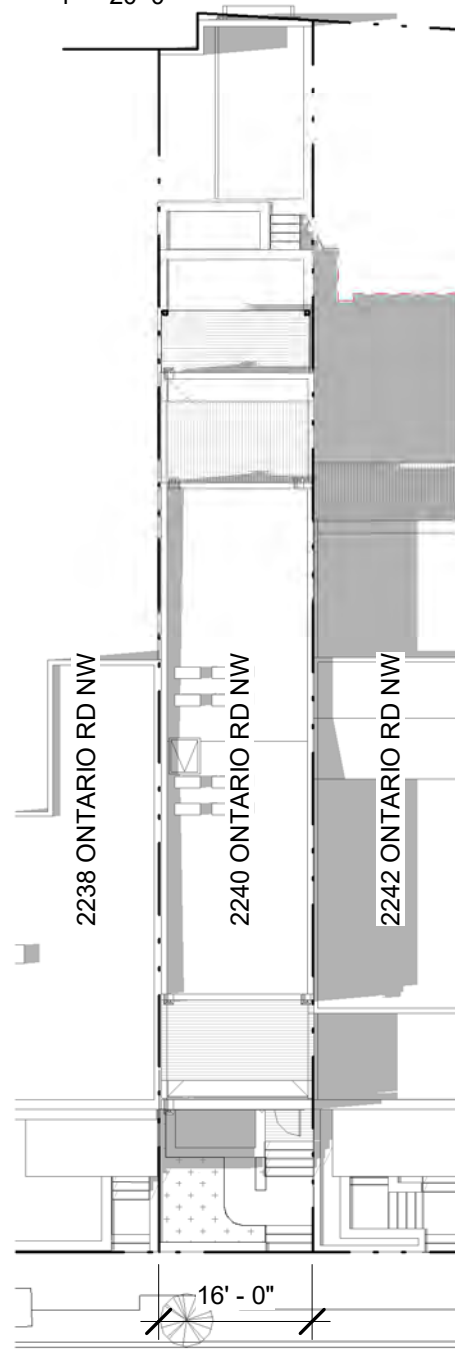
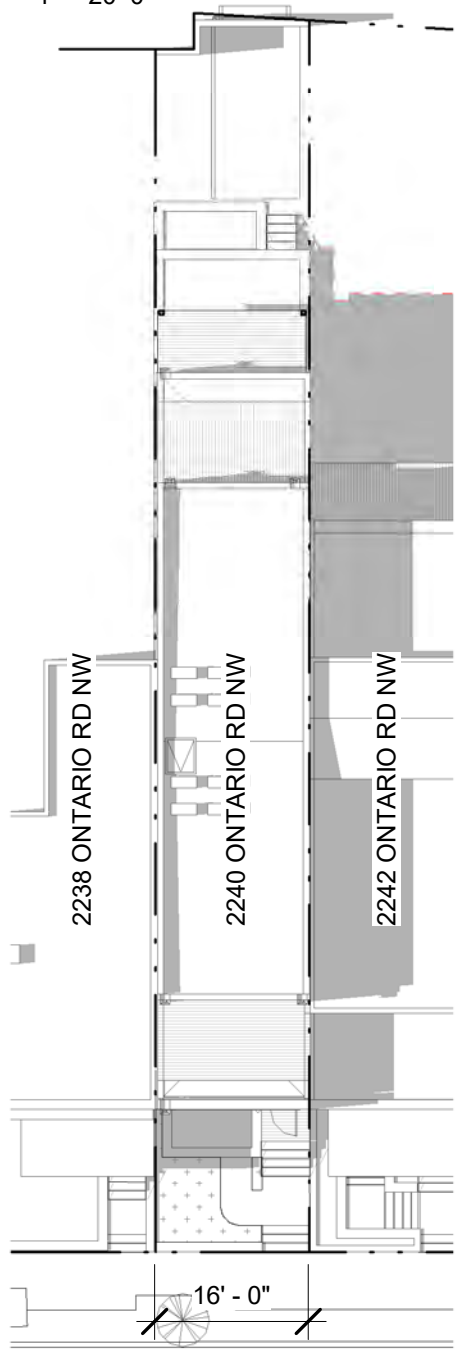
- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - FE - 10AM - PROP.**

**2 SOLAR STUDY - FE - 10AM - 60% MOR**

A201 | BZA0191" = 20'-0"

A201 | BZA0191" = 20'-0"



**3 SOLAR STUDY - FE - 12PM - PROP.**

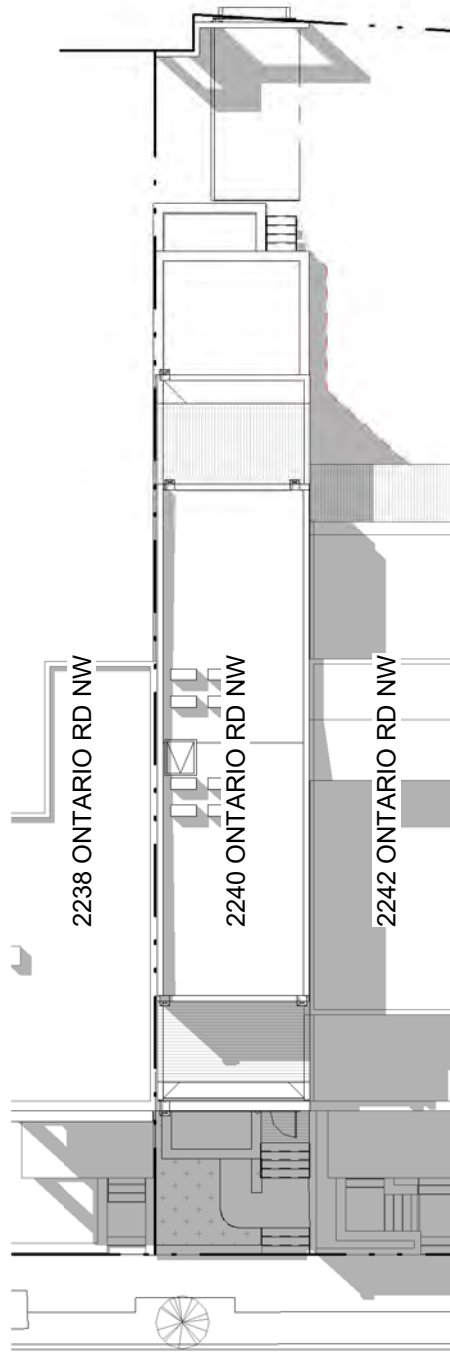
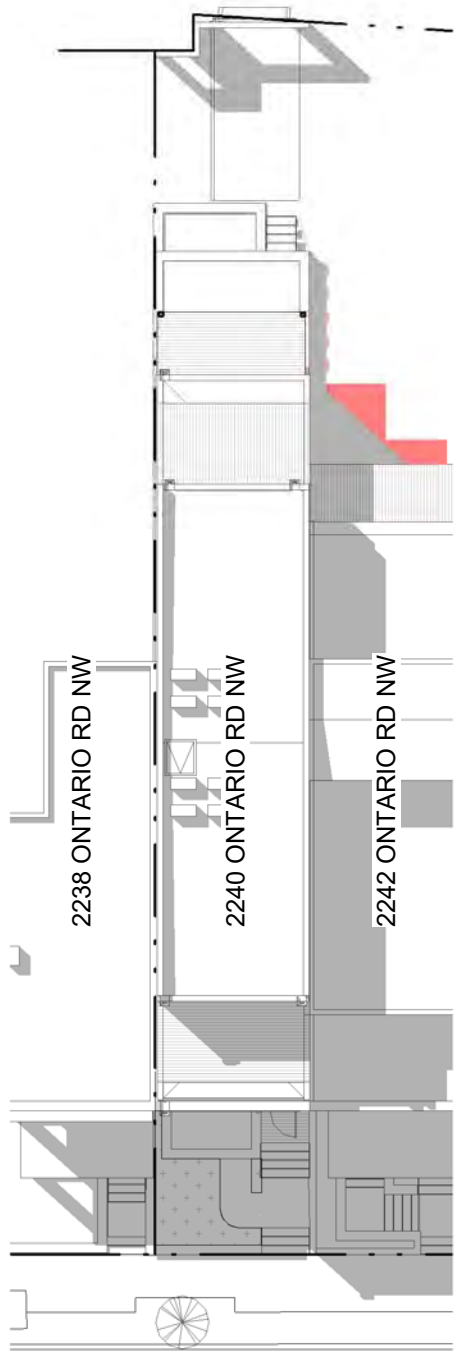
**4 SOLAR STUDY - FE - 12PM - 60% MOR**

BZA0191" = 20'-0"

BZA0191" = 20'-0"

**SOLAR STUDY - FALL**

**R. MICHAEL CROSS  
DESIGN GROUP**

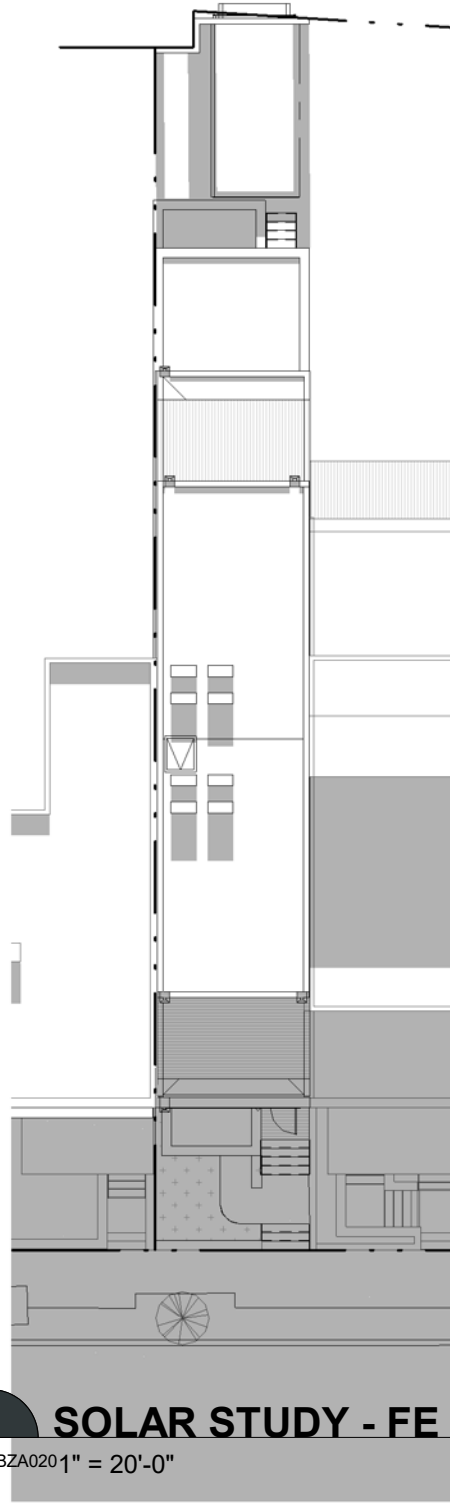
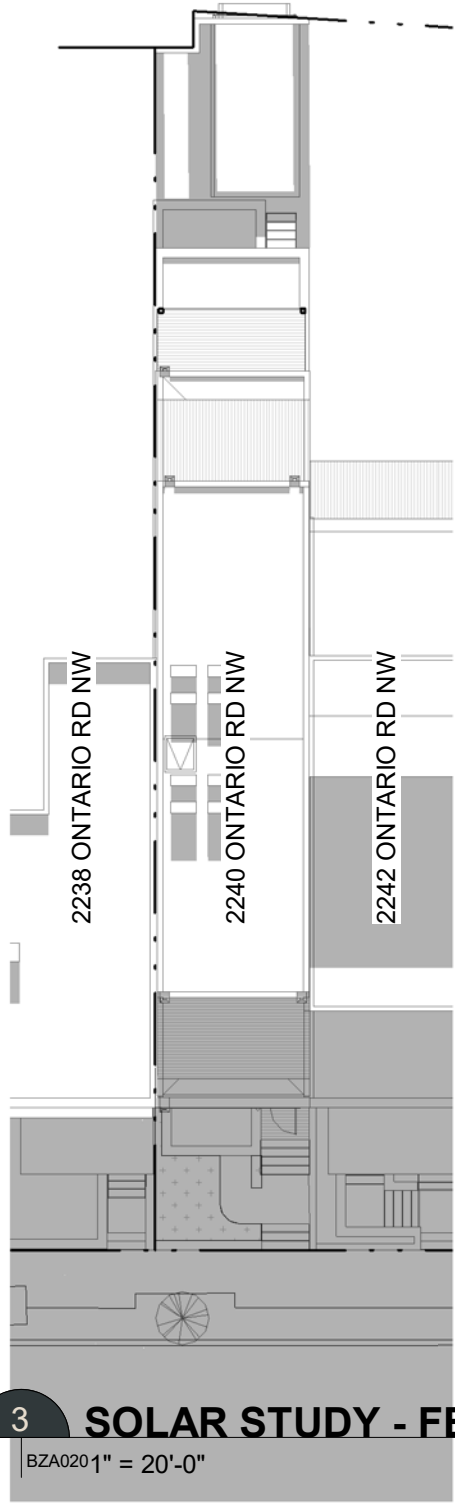


**LEGEND**

- - - EXTENT OF MATTER OF RIGHT SHADOWS
- NEW SHADOWS CAST BY PROPOSED PLAN

**1 SOLAR STUDY - FE - 2PM - PROP.**  
 BZA0201" = 20'-0"

**2 SOLAR STUDY - FE - 2PM - 60% MOR**  
 A201 BZA0201" = 20'-0"



**3 SOLAR STUDY - FE - 5PM - PROP.**  
 BZA0201" = 20'-0"

**4 SOLAR STUDY - FE - 5PM - 60% MOR**  
 A201 BZA0201" = 20'-0"

**SOLAR STUDY - FALL**

**R. MICHAEL CROSS  
 DESIGN GROUP**





3D VIEW

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP